



United States Department of the Interior

NATIONAL PARK SERVICE
Fire Island National Seashore
120 Laurel Street
Patchogue, NY 11772

Review and Comments on Building/Zoning Permit Application

Applicant(s):

Owner: Eric Somberg

Owner: Ellen Somberg

Tax Map #:

496-1.35

Application No.:

Receipt #41556

Zoning Authority:

Islip

Community:

Robbins Rest

Object (Yes/No):

Yes

If Objection status is "Yes", property will be subject to the condemnation authority of the Secretary of the Interior, if built as proposed, or previously built with or without permits beyond allowable standards.

Reason for Objection: 36 CFR Part 28.12(d)

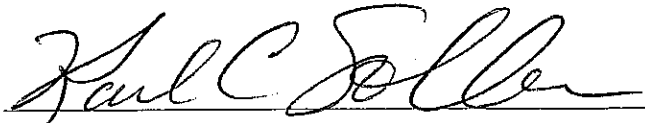
Objection Type:

Exceeds 35% maximum lot occupancy

Comments:

The Seashore objects to the extensive overdevelopment of this property, including any proposed setback or FAR variances to construct a new 2nd story addition and roof deck. In the last application we have in our files, dated March 28, 1980, for a 2-story addition, we had no objection to the proposal as long as a second kitchen facility is not included and lot coverage did not exceed 30% (copy attached). Clearly, at least one provision was not adhered to by the applicant. According to our calculations, the coverage is now at 72.6% of the lot. Note that we only calculated upland. Underwater land north of the bulkhead does not qualify as lot area under federal standards or town codes.

Review of this application for construction or variance request within the Fire Island National Seashore is made in accordance with 36 C.F.R. Part 28, Federal Zoning Standards for Fire Island National Seashore.


Superintendent

7/17/2014

Date